

December 15, 2004

Subdivision Regulations Work Session

Members of the Planning Board, Engineering Department and the Town Planner met to review the subdivision regulations and recommend changes to Sections 25, 26 and 27.

The following people were present: John Mancini, Gerald Olean, David Lund and William Murphy, Albert Ranaldi, Kim Wiegand, and Ann Marie Ethier.

Section 25 – Maintenance and/or Remediation Guarantees

Bonds need to be defined by industry standards:

Remediation bonds

Performance bonds

Maintenance bonds

Article A

4 Extension of Time.

Delete “a one time extension for a period of not to exceed ninety (90)

days.” And add “an extension for a period of time as determined by the Planning Board.”

A note on # 7 – Execution on Guarantee – any amendments to the law would apply.

Section 26 - Specifications for Construction of Required Improvements

Article A. General

#2 Notification. Change “twenty four hours” to “forty eight hours”, and add “exclusive of Saturday, Sunday and holidays.”

Change #3 to #5. Inspection of Improvements.

Add #3 – Inspection fees. Inspections fees shall be paid in the amount established in

Appendix A – Fee Schedule and shall be paid in full before construction begins of any improvements requiring inspection.

Add #4 – Pre-Construction meeting. A pre-construction meeting shall be held with the Town Engineer at least seven days prior to the start of any development improvements. The developer (or his duly authorized representative) and the onsite project manager shall

attend this meeting at a minimum.

#5 – Inspection of Improvements.

C. Construction inspections, shall include, but not be limited to, the following:

Change #2 to #3.

Add #2 – Trenches for sanitary and storm sewers must be inspected while in the process of backfilling and compacting. (See Detail 26.1)

Change #3 to #4.

Change #4 to #5.

Change #5 to #7.

Add #6. “The setting and compacting of drainage and sanitary sewer structures must be inspected.”

#7 Change RI Standard 4.3 to RI Standards 3.4.0 and 4.4.0.

Change #6 to #8.

#8 Change RI Standard 5.13 to RI Standard 6.3.1.

Change #7 to #9.

#9 Change RI Standard 3.1 to RI Standard 3.2.0.

Change #8 to #10.

#10 Change RI Standard 5.22 to Town of Lincoln standards. (See Detail 26.2)

Change #9 to #11.

#11 Street Construction:

(a) Add “Granite” before curbing. Add “(See Detail 26.3)”

Add #12. “The contractor or developer shall bear the expense of any test necessary in quality control as determined by the Town Engineer.”

Change (#4) Post construction requirements to (#6)

(6) a. Change to “The developer shall furnish and erect necessary street and traffic safety signs at his expense of a kind approved by the Town Engineer or her/his designee. (See Section 24.)

(6) b. Change sentence to “Permanent monuments shall be provided by the developer and set by a Registered Land Surveyor. The location and elevation of the starting bench mark shall be set and located on the plan. The bench mark must be within or adjacent to the development. All elevations must refer to North American Vertical Datum 1988.

(6) c. Add “and one electronic copy” after two (2) sets of as-built drawings in first sentence. Add “all drainage and water quality structures” after depth of all underground utilities in next to last sentence. Add “Plans must contain a RI Professional Land surveyor’s certification that all horizontal and vertical locations are accurate.” at end of paragraph.

Article B. Street Construction

(2) Add “properly” at the end of the second sentence. Add “No stumps shall be buried on site, but disposed of properly off site.” after second sentence.

(6) b. Curbs. Change “RI Standard 7.51 to RI Standard 7.3.0” and add “and Town of Lincoln Curbing Detail” after Granite Curb Quarry Split.

Add “All new and replacement for damaged curbing shall be granite.”

(6) e. Drainage, culverts and bridges. Change four (4) to six (6) inches in third sentence.

Article C. Installation of Utilities

(1) Delete “Electrical” in a Rhode Island Licensed Electrical Contractor.

(4) Delete “Subsurface” at beginning of sentence.

(4) e. Change “RI Standard 4.3 to RI Standard 4.4.0, 3.4.0.”

(4) f. Change “RI Standard 5.13 and 5.22” to “RI Standard 6.3.1 and Town of Lincoln standard. (See Detail 26.2.)”

Article D. Permanent Monuments

(1) Materials. Change “stone” to “granite”. Add “#2” before below.

Section 27. Severability

No changes.

Respectfully submitted,

Margaret Weigner